



AGENDA

**BRYAN PLANNING AND ZONING COMMISSION
REGULAR MEETING
THURSDAY, JUNE 21, 2007
AT 6:00 P.M.
BASEMENT TRAINING ROOM, BRYAN MUNICIPAL BUILDING
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER**
- 2. HEAR CITIZENS**
- 3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST**
- 4. CONSENT AGENDA (Items may be removed at the request of two Commission members.)**
 - A. Approval of minutes from the [workshop](#) and [regular](#) meetings on June 7, 2007.**

REQUESTS FOR APPROVAL OF RESUBDIVISION

- 5. PUBLIC HEARING/CONSIDERATION – Replat [RP07-10](#) ([Drawing](#))** **R. Haynes**
A request to replat Lots R2 and R7 in Block B of the Rockwood Park Estates Subdivision in Bryan, Brazos County, Texas.
- 6. PUBLIC HEARING/CONSIDERATION – Replat [RP07-16](#) ([Drawing](#))** **J. Fulgham**
A request to replat Lots 1 and 2 in the Garlyn Shelton Imports Subdivision in Bryan, Brazos County, Texas.
- 7. PUBLIC HEARING/CONSIDERATION – Replat [RP07-17](#) ([Drawing](#))** **R. Haynes**
A request to replat Lots 10A and 11 in Block 1 of Briarcrest West Subdivision #1 in Bryan, Brazos County, Texas.

REQUEST FOR APPROVAL OF CONDITIONAL USE PERMIT (Commission has final approval; appeals may be directed to City Council.)

- 8. PUBLIC HEARING/CONSIDERATION – Conditional Use Permit [CU07-07](#)** **R. Haynes**
A request for approval of a conditional use permit to allow a residence in a Commercial District (C-3) on property at 109 North Sterling Avenue, occupying Lots 9 and 10 in Block 159 of the Bryan Original Townsite in Bryan, Brazos County, Texas.

REQUEST FOR APPROVAL OF VARIANCE (Commission has final approval; appeals may be directed to City Council.)

9. PUBLIC HEARING/CONSIDERATION – Planning Variance [PV07-27](#)

R. Haynes

A request for approval of a 6-foot variance from the minimum 25-foot front building setback generally required on lots in residential zoning districts, to legitimize previous construction of a porch addition setback 19 feet from the front property line of property at 816 Mitchell Street, occupying Lot 11 and parts of Lot 12 in Block 21 of the Mitchell-Lawrence-Cavitt Subdivision in Bryan, Brazos County, Texas.

REQUESTS FOR APPROVAL OF REZONING (Commission makes recommendation; City Council has final approval.)

10. PUBLIC HEARING/CONSIDERATION – Rezoning [RZ07-26](#)

R. Haynes

A request to change the zoning classification from Mixed Use Residential District (MU-1) to Industrial District (I) on Lots 1 thru 14 in Block 13 of Lone Oaks Acres Subdivision, being 5.63 acres of land in Bryan, Brazos County, Texas.

11. PUBLIC HEARING/CONSIDERATION – Rezoning [RZ07-27](#)

J. Fulgham

A request to change the zoning classification from a combination of Residential District – 5000 (RD-5) and Residential District – 7000 (RD-7) to Residential – Neighborhood Conservation District (R-NC) on all lots in the Beverly Estates Subdivision in Bryan, Brazos County, Texas.

12. PUBLIC HEARING/CONSIDERATION – Rezoning [RZ07-29](#)

J. Fulgham

A request to change the zoning classification from Commercial District (C-3) to Retail District (C-2) on property at 3098 East Villa Maria Road, occupying Lots 1 and 2 in Block 2 of the Allen Ridge Subdivision – Phase 3 in Bryan, Brazos County, Texas.

13. PUBLIC HEARING/CONSIDERATION – Rezoning [RZ07-30](#)

R. Haynes

A request to change the zoning classification from Mixed Use Residential District (MU-1) to Industrial District (I) on 6.552 acres of land wrapping around the east corner of Tabor Road and Clarks Lane, being parts of Blocks 1 and 2 in the Lone Oak Acres Subdivision in Bryan, Brazos County, Texas.

14. COMMISSION CONCERNS

15. ADJOURN

FOR INFORMATION ON TDD, SIGN LANGUAGE INTERPRETATION, OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT [\(979\) 209-5120](#) AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING.